Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Bruce Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $1,937,500

Median sale price

Median price: $1,775,000 Property Type: House Suburb: Bentleigh

Period - From: 01/01/2025 to: 31/03/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Field St BENTLEIGH 3204	$1,771,000	31/05/2025
2	29 Thompson St ORMOND 3204	$1,900,000	24/05/2025
3	1 Chalmers St MCKINNON 3204	$2,118,000	17/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/06/2025 21:47

12 Bruce Street, Bentleigh Vic 3204



4 2 2

Property Type: House

Indicative Selling Price
$1,937,500
Median House Price
March quarter 2025: $1,775,000

Comparable Properties



16 Field St BENTLEIGH 3204 (REI)

4 2 2

Price: $1,771,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments



29 Thompson St ORMOND 3204 (REI)

3 1 1

Price: $1,900,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments



1 Chalmers St MCKINNON 3204 (REI)

3 2 2

Price: $2,118,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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